

010.A

0003

0011.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
723,300 / 723,300
723,300 / 723,300
723,300 / 723,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9-11		POND LN, ARLINGTON

OWNERSHIP

Unit #: 11

Owner 1: CREEDON PAUL A	
Owner 2: CLUNIE PAIGE A	
Owner 3:	

Street 1: 11 POND LN

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MILLER BRETT & -

Owner 2: LIM-MILLER AIMEE -

Street 1: 9-11 POND LANE UNIT 11

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 2059 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8008																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	720,100	3,200		723,300	
Total Card	0.000	720,100	3,200		723,300	Entered Lot Size
Total Parcel	0.000	720,100	3,200		723,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	351.29	/Parcel: 351.29	Land Unit Type:

APPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
723,300 / 723,300
723,300 / 723,300
723,300 / 723,300**Patriot**
Properties Inc.

!15607!

PRINT

Date 12/30/21 Time 21:02:44

LAST REV Date 04/28/20 Time 14:42:32

apro

15607

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MILLER BRETT &		73178-534	1	8/27/2019		810,000	No	No			
SITOMER MARION,		50982-182		4/2/2008			1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2020	204	Inter Fi	50,400	O				
3/18/2011	169	Inter Fi	10,000					
7/13/2010	815	Dormers	25,000					28 FT SHELL ONLY

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2019	SQ Returned	JO	Jenny O
7/23/2018	Measured	DGM	D Mann
2/17/2009	Meas/Inspect	163	PATRIOT
1/6/2009	NEW CONDO	BR	B Rossignol

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 4	Baths: 1 HB

UnSketched SubAreas:
GLA: 2059,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1922
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	10.8	%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.15995622
Const Adj.:	0.99980003
Adj \$ / SQ:	353.716
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	807301
Depreciation:	87189
Depreciated Total:	720112
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	720100
Before Depr:	353.72
Val/Su Net:	349.73
Val/Su SzAd:	349.73

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

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PARCEL ID

010.A-0003-0011.0

MOBILE HOME

Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	AV	1930	28.16	T	40	102			3,200			3,200

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
GLA	Gross Liv Ar	2,059	353.720	728,301						

Net Sketched Area: 2,059 Total: 728,301

Size Ad 2059 Gross Area 2059 FinArea 2059

IMAGE

AssessPro Patriot Properties, Inc